

BRIDGEWATER TOWNSHIP PLANNING BOARD
Reorganization & Regular Meeting
Tuesday, January 10, 2017
—MINUTES—

1. CALL MEETING TO ORDER:

Board Attorney Thomas Collins called the meeting to order at 7: 05 p.m. in the Municipal Courtroom, 100 Commons Way, Bridgewater, New Jersey.

2. OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT:

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6. On January 13, 2016 proper notice was sent to the Courier Newspaper and the Star-Ledger and filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Planning Board policy for public hearings: no new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing Assistance is available upon request.

Hearing Assistance is available upon request. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Department Secretary before the public meeting.” However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

3. SALUTE TO FLAG:

There was salute to the flag.

4. SWEAR IN MEMBERS:

Board Attorney Collins read the Oath of Office and each of the following members was sworn in: Stephen Rodzinak, Class II, Christine Henderson-Rose, Class III, Tricia Casamento, Class IV and Urvin Pandya, Alt. #1

5. ROLL CALL:

Stephen Rodzinak – present (arrived at 7:40 pm)
James Franco – absent
Chairman Ron Charles – present
Councilwomen Christine Henderson-Rose – present
Tricia Casamento – present

Mayor Dan Hayes – present
Evan Lerner – present
Urvin Pandya, Alt. #1 – present
Debra Albanese, Alt. #2 – present

Others present: Board Attorney Thomas Collins, Board Engineer David C. Battaglia, Board Planner Scarlett Doyle, Planning Division Secretary Ann Marie Lehberger.

6. RESOLUTIONS FOR REORGANIZATION:

Election of Chairperson

Mayor Hayes nominated Ron Charles as Chairman for 2017. There were no other nominations. Motion by Mayor Hayes, second by Councilwoman Rose, Ron Charles was elected Chairman for 2017 on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya, Mrs. Albanese

ABSENT: Mr. Rodzinak, Mr. Franco

—MINUTES—

Election of Vice-Chairperson

Mayor Hayes nominated Tricia Casamento as Vice-Chairwoman for 2017. There were no other nominations.

Motion by Mayor Hayes, second by Councilwoman Rose, Tricia Casamento was elected Vice-Chairwoman for 2017 on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya, Mrs. Albanese
ABSENT: Mr. Rodzinak, Mr. Franco

Appointment of Board Secretary

Mayor Hayes nominated Planner Scarlett Doyle as Board Secretary for 2017. There were no other nominations.

Motion by Mayor Hayes, second by Councilwoman Rose, Planner Scarlett Doyle was appointed Board Secretary for 2017 on the following roll call vote.

AFFIRMATIVE: Chairman Charles, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya, Mrs. Albanese
ABSENT: Mr. Rodzinak, Mr. Franco

Appointment of Assistant Board Secretary

Mayor Hayes nominated Ann Marie Lehberger as Assistant Board Secretary for 2017. There were no other nominations.

Motion by Mayor Hayes, second by Mr. Lerner, Ann Marie Lehberger was appointed Assistant Board Secretary for 2017 on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya, Mrs. Albanese
ABSENT: Mr. Rodzinak, Mr. Franco

Appointment of Board Professionals:

- Board Attorney – Thomas Collins, Esq.
- Board Engineer – David C. Battaglia, P.E.
- Board Planner – Scarlett Doyle, P.P.

Motion by Mayor Hayes, second by Councilwoman Rose the foregoing professionals were appointed Board Professionals for 2017 on the following roll call vote:

AFFIRMATIVE: Chairman Charles, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya, Mrs. Albanese
ABSENT: Mr. Rodzinak, Mr. Franco

Mr. Rodzinak arrived to the meeting and was sworn in as new member for 2017 by Board Attorney Collins.

Designation of Meeting Dates, Time and Place

BE IT RESOLVED by the Planning Board of the Township of Bridgewater that the following schedule of dates and times for Regular Meetings respectively be established for 2017 and that all scheduled meetings

—MINUTES—

shall convene at 7:00 p.m. at the Bridgewater Township Municipal Courtroom, 100 Commons Way, Bridgewater Township, NJ.

January 23	February 14, 27	March 14, 27	April 11, 24
May 9, 22	June 13, 26	July 11, 24	August 8, 28
September 12, 25	October 10, 23	November 14, 27	December 12

BE IT FURTHER RESOLVED that the 2018 Annual Reorganization Meeting followed by the Regular Meeting shall be held on January 9, 2018, at 7:00 p.m. at the Bridgewater Township Municipal Courtroom, 100 Commons Way, Bridgewater Township, NJ.

Motion by Chairman Rusak, second by Councilman Kurdyla, the foregoing designation of meeting dates, time and place were adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya
ABSENT: Mr. Franco
NOT ELIGIBLE: Mrs. Albanese

Designation of Official Newspapers

BE IT RESOLVED by the Planning Board of the Township of Bridgewater that **The Courier News** is hereby designated the official newspaper of the Planning Board for **2017**; and

BE IT FURTHER RESOLVED, that **The Courier News** and **The Star Ledger** are hereby designated to receive all notices of Planning Board meetings in **2017** as required under the Open Public Meetings Act.

Motion by Mr. Rodzinak, second by Mrs. Casamento, the foregoing designation of official newspapers was adopted on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya
ABSENT: Mr. Franco
NOT ELIGIBLE: Mrs. Albanese

7. APPROVAL OF BOARD MINUTES:

October 24, 2016 Regular Meeting - Motion by Councilwoman Rose, second by Mrs. Casamento, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya, Mrs. Albanese
ABSENT: Mr. Franco
NOT ELIGIBLE: Chairman Charles

November 28, 2016 Regular Meeting - Motion by Mrs. Casamento, second by Councilwoman Rose, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mr. Rodzinak, Chairman Charles, Councilwoman Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mrs. Albanese
ABSENT: Mr. Franco

—MINUTES—

NOT ELIGIBLE: Mr. Pandya

December 13, 2016, Regular Meeting - Motion by Mr. Casamento, second by Mayor Hayes, the foregoing minutes were adopted as written on the following roll call vote:

AFFIRMATIVE: Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya
ABSENT: Mr. Franco
NOT ELIGIBLE: Mr. Rodzinak, Chairman Charles, Councilwoman Rose, Mrs. Albanese

8. MEMORIALIZATION OF RESOLUTIONS:

NJ AMERICAN WATER - Raritan Millstone Water Treatment Plant- Pohlemus & E. Main St.
Block 342 Lot 1

#16-028-PB, Minor Site Plan- Standby Generators and Electrical Switchgear Building with associated improvements

Approved with conditions: 12/13/16

Motion by Mr. Lerner; Second by Mayor Hayes, the foregoing resolution was adopted on the following roll call vote:

AFFIRMATIVE: Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya
ABSENT: Mr. Franco
NOT ELIGIBLE: Mr. Rodzinak, Councilwoman Rose, Chairman Charles, Mrs. Albanese

9. LAND DEVELOPMENT APPLICATIONS:

GEORGIA LEONTARAKIS PAPANASTASIOU-1101 Mountain Ave.

Block 815 Lot 34 & 35

#16-006-PB, Minor Subdivision with Variances

Attorney Peter Lanfrit was present to represent the Applicant. Mr. Lanfrit explained the application for minor subdivision was to move a lot line for two adjoining lots owned by the applicant's wife and allow the construction of a new single family home on lot 34.

Sworn testimony was presented by Principal/Applicant John Papanastasiou and William Scott PE. Mr. Scott was accepted by the Board as an expert witness.

The Applicant submitted an exhibit that was marked into evidence as follows:

A-1 1/10/17 Photograph of the existing residence of the Applicant on Lot 35.

Mr. Papanastasiou explained that he currently lives in the existing home on lot 35 with his family and provided testimony as follows: Both lots are in the name of his wife Georgia Leontarakis Papanastasiou. There is nothing currently on lot 34. The proposal is to adjust the lot line and construct a new home on the vacant lot. An application was initially filed as a "c" variance for Lot 34, but in the discussions with Ms. Doyle as part of the application before the Board of Adjustment, it was agreed that the application should be treated as a minor subdivision of Lots 35 and 34 because they are in common ownership by Georgia Papanastasiou. He explained that as a result of the minor subdivision, the lot line adjustment will make both of the lots conforming as to minimum lot size, and eliminate the undersized nature of Lot 34. Mr. Papanastasiou explained the reasons for the different names on the deeds and stated that he and his

—MINUTES—

family plan to live in the new home that will be constructed on lot 34 and eventually sell the existing home on lot 35.

Chairman Charles opened the public portion of the meeting. There were no questions or comments.

Mr. Scott explained the minor subdivision and variances and provided testimony as follows: Lot 35 is currently developed with a single family home. The lot size is larger than the 50,000 square feet that is required. Lot 34 is currently a vacant undersized wooded lot. The proposal is to transfer approximately 3,500 square feet from lot 35 to lot 34 making both lots conforming building lots. Both lots continue out to centerline of the Mountain Ave. so a roadway dedication is proposed across the front of both lots. He explained that there would be one variance required for the construction of the new home on lot 34. The rear yard of the new house would be setback 51.0 feet from the rear property line where 85 feet are required by the Township ordinance. The nearest home behind the proposed new house is over 200 feet away and over 100 feet higher in elevation. Mr. Scott reviewed the reports of the Township professionals.

Chairman Charles opened the public portion of the meeting. There were no questions or comments. Chairman Charles closed the public portion of the meeting.

Mr. Lanfrit provided closing comments and the Board discussed conditions of approval.

Motion by Councilwoman Rose, second by Mr. Lerner, the foregoing application was approved with conditions on the following roll call vote:

AFFIRMATIVE:	Mr. Rodzinak, Chairman Charles, Councilwoman Henderson-Rose, Mayor Hayes, Mrs. Casamento, Mr. Lerner, Mr. Pandya
ABSENT:	Mr. Franco
NOT ELIGIBLE:	Mrs. Albanese

10. MEETING OPEN TO THE PUBLIC:

There were no members of the public wishing to address the Board on any matter not listed on the agenda.

11. OTHER BOARD BUSINESS:

Eden Property Company, LLC

Block 554 Lots 3 & 4- 976 Route 22(Existing AAA Building)

Appl# SD-462

Concept Review for Proposed Commercial Building

Attorney Jeffrey Lehrer was present to represent Eden Property LLC for an informal concept review for a new commercial building on the lot that currently houses the AAA building. Mr. Lehrer explained that the applicant proposes to replace the existing building with a new building with uses that would be fully compliant with GCM zone district.

Jeffrey Martell PE was present and explained the concept plan as follows; the site located on the center island of Route 22. No changes to modify any of the existing driveways are proposed. The intention is improve the site with a new building that would be better located on the property and create more synergy between the adjacent Buffalo Wild Wings restaurant.

—MINUTES—

The Board expressed concerns about safety and any increased traffic on the property that would cause additional traffic hazards on Route 22 with the location of the building in the center island noting that it is already a dangerous high traffic area.

Dennis Cieri, principal of Eden Property Company LLC was present and discussed with the Board some potential types of tenants that could potentially occupy the building on the site to address the safety concerns of the Board.

12. **ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at approximately 8:30 pm.

Respectfully submitted,
Ann Marie Lehberger,
Planning Division Secretary